

# Zoning Commission

**Legislative Reference:**

**State:** CGS 8-1 through 8-13a.

**Town:** previously in 1987 Charter Sec. 5.3.

**Other Bylaws and/or Rules of Procedure:** 1987 Zoning Regulations as amended.

**Type:** Statutory and permanent.

**Geographic Responsibility:**

Town but not City, Groton Long Point, or Noank (independent zoning districts).

**History:** Established through passage of Ordinance on June 14, 1956 entitled "An Ordinance adopting Zoning and Planning and Creating a Zoning and Planning Commission and a Zoning Board of Appeals." Amended by Ordinance #38 to include the Mystic Fire District.

**Powers and Duties:**

**General:** The Commission is authorized to regulate the erection, construction, reconstruction, alteration or use of buildings or structures and the use of land. (CGS 8-2)

**Specific:** In adopting regulations, the commission shall consider the Plan of Conservation and Development. The Commission may issue special permits. (CGS 8-2)

The Commission may act on zoning change or amendment requests. (CGS 8-3)

The Commission shall provide for the manner in which zoning regulations shall be enforced. (CGS 8-3(e))

**Appointing Authority:** Town Council. (1987 Charter 5.3)

**Term of Office:** Five (5) years, staggered. (1987 Charter 5.3)

**Membership:**

**Number:** Five (5) members, three (3) alternates. (1987 Charter 5.3)

**Requirements:** Resident electors. (1987 Charter 5.3)

Town employees may not serve on inland wetlands, land use, planning, zoning commissions. (CGS 7-421(e)).

**Meeting Schedule and Location:** Monthly at the Town Hall Annex.

**Staff:** Office of Planning and Development Services (OPDS).

**Records:** Located in the Office of Planning and Development Services.

Agendas, Minutes, and Zoning Regulations also on file in the Town Clerk's office.

**Further information:**

There shall be a manner of designating alternates to act.

OPDS/Planning: 446-5970.